



THE GATEWAY TO NEW HORIZONS



Surat...Explore a new age commercial destination that holds host of opportunities for every business. Presenting Pacific Bay! A multi-disciplinary, contemporary business place that offers a beautiful blend of **work-shop-dine** spaces. Be it a corporate giant, a lifestyle retailer, or a hangout joint; Pacific Bay is a perfect address for one and all.



LEAD
YOUR WAY
TO
SUCCESS

Pacific Bay is wrapped in an environment that's favourable to businesses parked here. While the environment promises excellent working condition, the provision of modern business amenities promises hassle-free business operations. With these fundamental features, Pacific Bay paves the way for escalating success of business.





EXPLORE ENDLESS POSSIBILITIES

From possibilities arises opportunities. Pacific Bay offers limitless possibilities and opportunities for the corporate world. Whether the space requirement is small or large, Pacific Bay offers a wide range of office spaces that are designed to suit various corporate, professional and business needs.

CORPORATE OFFICE | HOME ACCESSORIES | ATM BANKING



ACHIEVE YOUR GOALS





FIND A PERFECT PLACE TO GROW

Standing distinct in a prime location, Pacific Bay poses as a hot destination for ever-expanding retail businesses. The dedicated retail spaces at Pacific Bay cater to the growth plans of large national and international retail chains as well as small scale independent retailers.

SUPER STORE | FASHION ACCESSORIES | SHOW ROOMS





REALIZE DREAMS. CREATE GOOD TIMES.

There are corporate spaces. There's retail as well. So, there has to be a cool hang-out zone too. Pacific Bay boasts of a dedicated food court area that accommodates beautiful spaces exclusively designed for eateries. After all it is going to be the new hottest commercial hot spot of the city.

RESTAURANTS | COFFEE SHOP | BANQUET





ESTABLISH YOUR BRAND. BE VISIBLE.

At Pacific Bay, the layout of retail spaces is so designed to give utmost visibility to each brand. The ample space in and around the retail segment simply makes it more convenient and comfortable for the consumers to roam about freely while checking out various brand stores.

UNIQUE FEATURES



200 Ft. Wide canal access Road



Building façades has been Design on all sides



Ample parking space provided in Basement & on ground floor along the road



Building is surrounded by open space on all sides



Two road corner



4 lift & 1 service lift



Banquet hall with capacity of 300 people



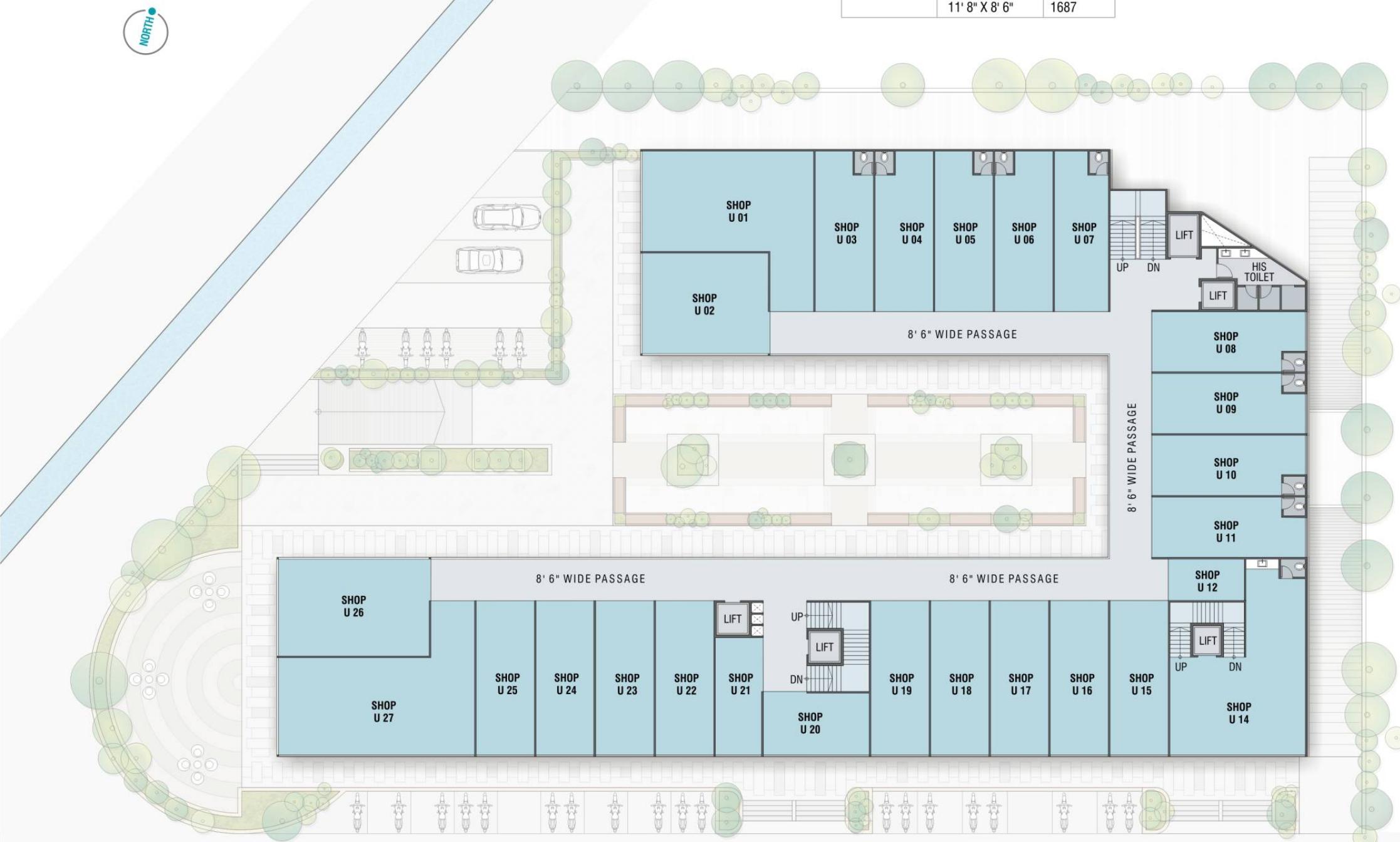
open & semi-open restaurant



GROUND FLOOR PLAN



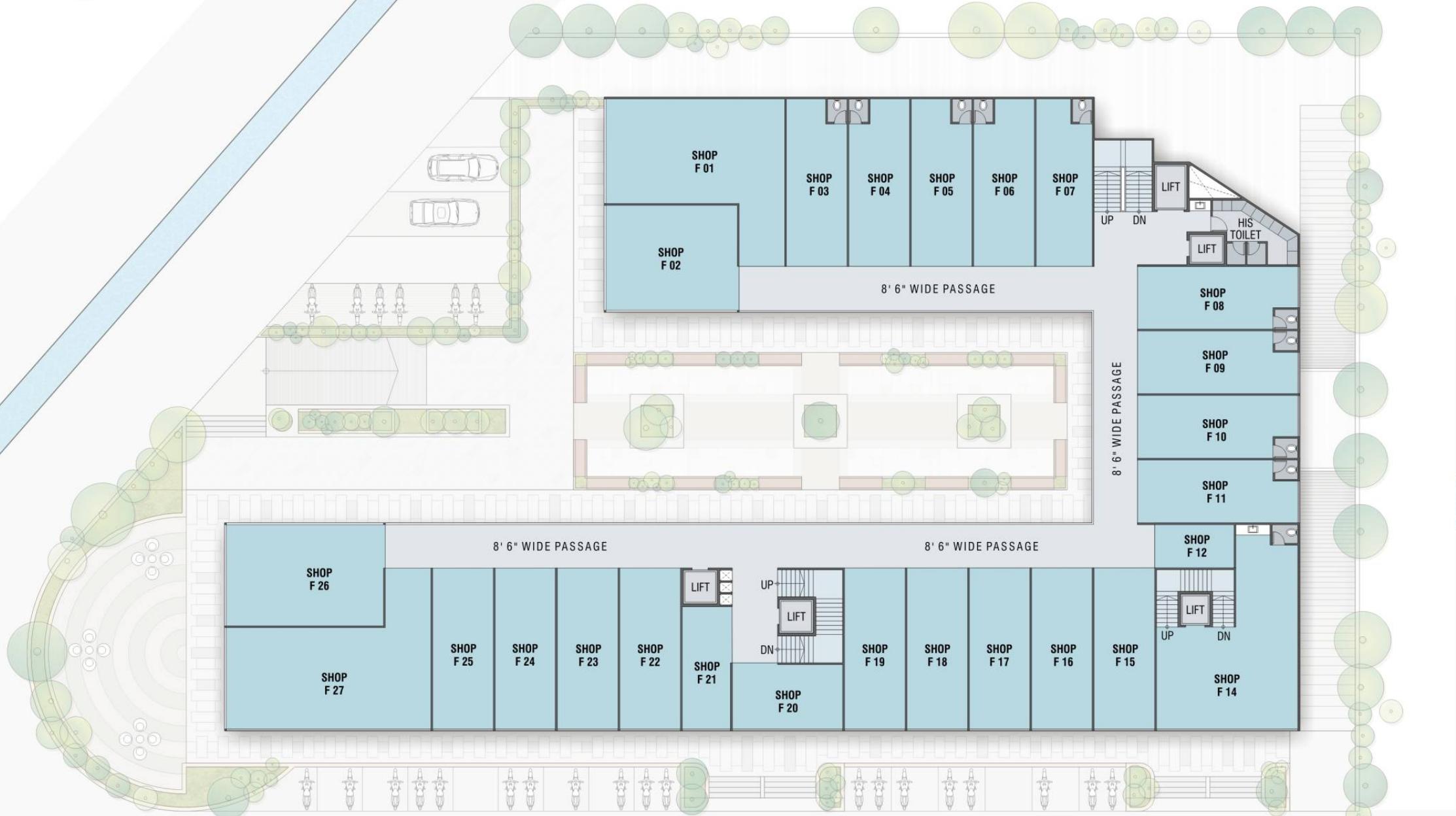
UPPER GROUND FLOOR PLAN





FIRST FLOOR PLAN

NORTH

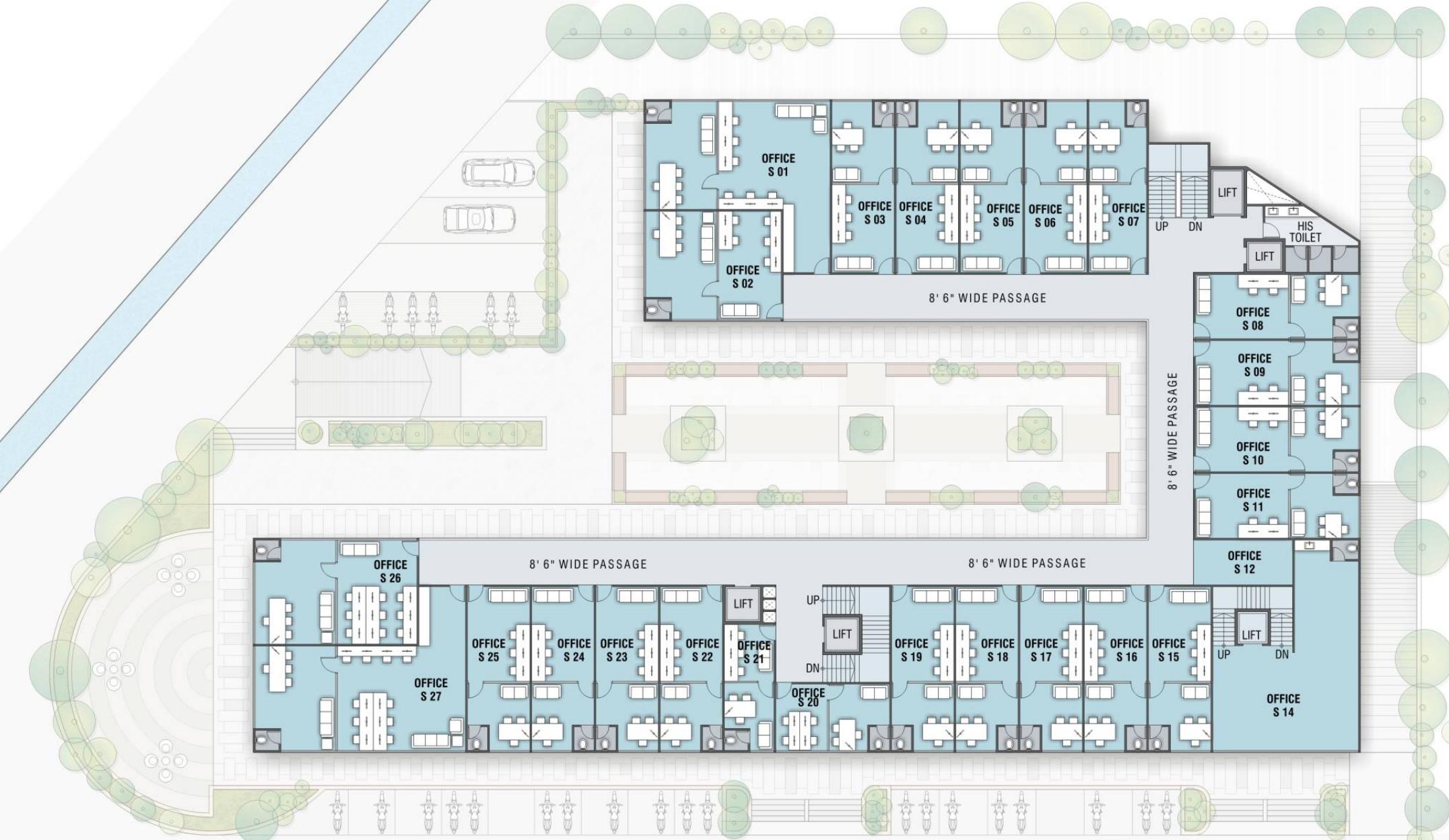


SHOP	DIMENSION	S.A. SQ.FT.
F 01	33' 9" X 19' 7" + 8' 6" X 11' 9"	1436
F 02	25' 0" X 19' 7"	926
F 03 TO F 06	11' 4" X 31' 4"	670
F 07	10' 6" X 31' 4"	621
F 08 TO F 11	30' 0" X 11' 9"	663
F 12	14' 10" X 8' 2"	228
F 14	26' 6" X 30' 0" + 11' 8" X 8' 6"	1687

	F 15 TO F 19	11' 4" X 30' 0"	642
F 20	20' 8" X 12' 0"	474	
F 21	9' 4" X 22' 10"	395	
F 22 TO F 25	11' 4" X 30' 0"	642	
F 26	29' 9" X 19' 0"	1067	
F 27	38' 6" X 19' 0" + 8' 6" X 11' 2"	1555	

SECOND FLOOR PLAN

NORTH

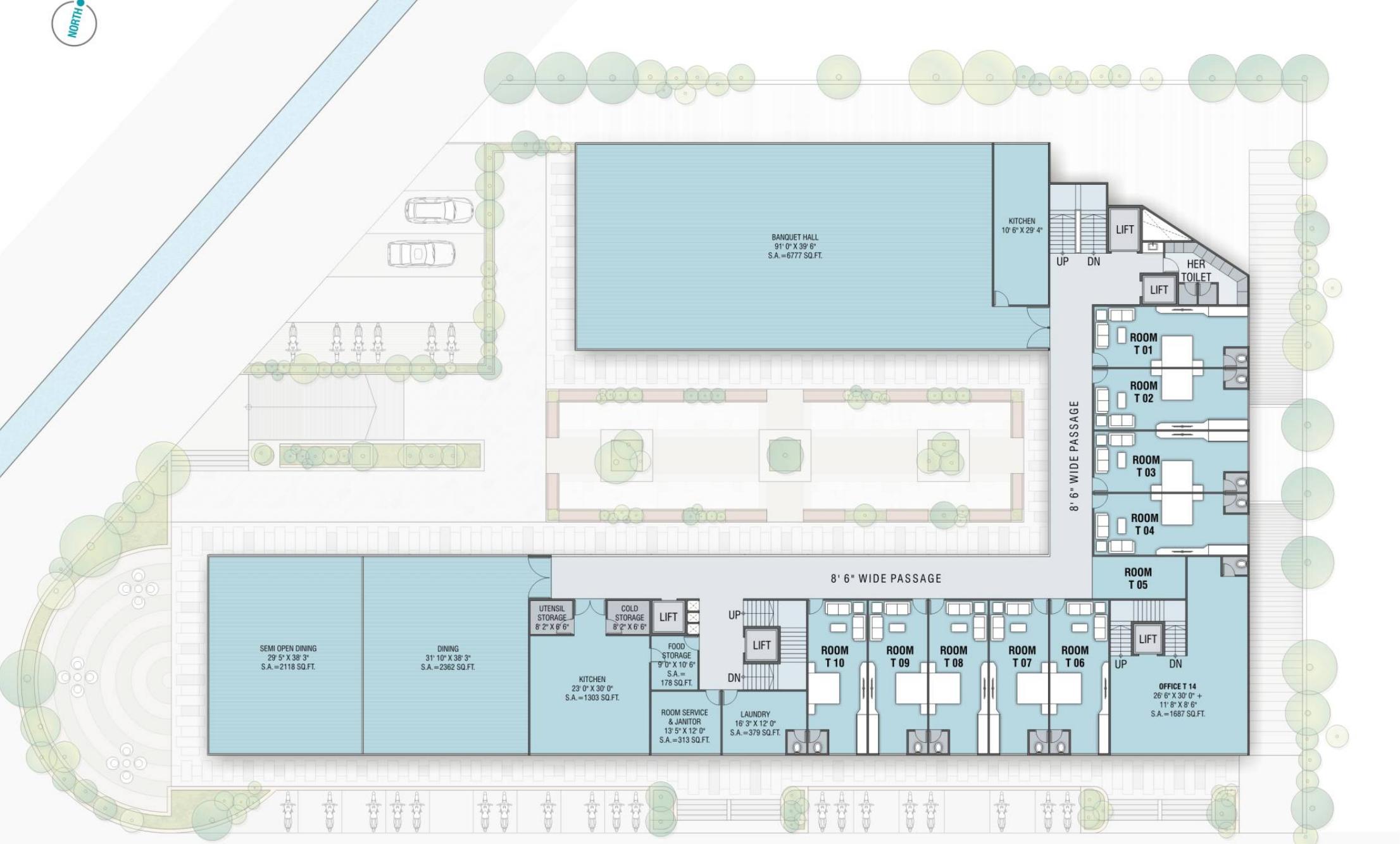


OFFICE	DIMENSION	S.A. SQ.FT.
S 01	33' 9" X 19' 7" + 8' 6" X 11' 9"	1436
S 02	25' 0" X 19' 7"	926
S 03 TO S 06	11' 4" X 31' 4"	670
S 07	10' 6" X 31' 4"	621
S 08 TO S 11	30' 0" X 11' 9"	663
S 12	18' 0" X 8' 2"	277
S 14	26' 6" X 30' 0" + 11' 8" X 8' 6"	1687

	S 15 TO S 19	11' 4" X 30' 0"	642
S 20	20' 8" X 12' 0"	474	
S 21	9' 4" X 22' 10"	395	
S 22 TO S 25	11' 4" X 30' 0"	642	
S 26	29' 9" X 19' 0"	1067	
S 27	38' 6" X 19' 0" + 8' 6" X 11' 2"	1555	



THIRD FLOOR PLAN



ROOM	DIMENSION	S.A. SQ.FT.
T 01 TO T 04	30' 0" X 11' 9"	663
T 05	18' 0" X 8' 2"	277
T 06 TO T 10	11' 4" X 30' 0"	642

SPECIFICATIONS

STRUCTURE

Earthquake resistant R.C.C. frame structure

WATER CONNECTION

S.M.C. water supply for whole premises

ELECTRIFICATION

Exclusive modular switches in all offices. Provision of equivalent cable, telephone, T.V., internet and AC points at individual offices & shops as per consultant specification

TERMITIC TREATMENT

Anti termite treatment by specialized agency

FIRE SAFETY

Fire extinguisher, fire hydrant & wet riser as per NBC norms

SIGNAGE & NAME PLATE

Predefined space for signages to individual shops

LIFT

4 fully automated lifts which includes 1 Service lift & 1 private lift

POWER BACK UP FACILITY

Power backup for passage area, Lift and surrounding of building

PARKING

Well planned ample parking at both road sides on ground floor and basement area

LANDSCAPE

Beautifully designed landscape area at ground floor with pleasant seating area

SECURITY

24 x 7 whole campus under C.C.T.V. camera surveillance

Automated S.M.S alert system :This is an automated security alert system which alerts the owner through S.M.S in case of glass breaking or unauthorized opening of shutter

EXTERNAL BUILDING FINISHES

EXTERNAL FAÇADE

Elegant appearance of the building

PLASTER

External double coat Mala finish plaster

COLOR

Weather shield max color with texture finish

INTERNAL UNIT FINISHES

SHUTTER

Rolling shutters of good quality & granite jambs on door

FLOORING

Granamite tiles of 2'x2' in all offices and shops

WALL FINISH

White putty on all internal walls

TOILET

Attached toilet in all offices finished with 2' x 2' dado & floor tiles

INTERNAL COMMON AREA FINISHES

STAIRCASE

Stair steps and landing in granite stone flooring

C.TOILETS

Separate ladies & gent's toilet at all floor lvl. Finished with 2' x 2' dado and floor tiles

PASSAGES

Granamite tiles of 2' x 2' and granite on all floors. & granite cladding on lift facia wall

CEILING

Gypsum/P.O.P. at foyer & passage



THE GATEWAY TO NEW HORIZONS

Site Address : T.P.- 5, F.P.- 9/B,
Opp. L.P. Savani School, Canal Road,
Vesu, Surat - 395009



Architect
ADDA ARCHITECTS

Elec. Consultant
CRONY ELECTRICALS



For Booking
098255 84729, 094261 89647

Structure
JALIL A. SHEIKH

MEP
SHABBIR MALWAWALA

Notes:

All rights are reserved by the developer. • Legal charges stamp duties, registration charges, G.E.B., S.M.C., Suda & Gas connection charges etc. to be borne by the members. • Rights reserved by the developers to make any changes in plan, elevations and other details which will be binding to all the members. • Internal and external changes shall not be allowed. • Subject to surat jurisdiction. • Any new taxes announced by the government / S.M.C / Authority will be borne by the member/buyer during the project. • This information book is the property of developer. Cannot be used as legal document or reproduce without their permission. • Changes in services of individual units will not be permissible. • Any external signages for offices shall not be permitted for all time to come. • This brochure is only for private circulation for general information to the members and shall not form a part of any agreement. It can be changed without prior notice.



VENTURA
DEVELOPERS